051.0	0004	0008.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	884,200 / 884,200
					USE VALUE:	884,200 / 884,200
					ASSESSED:	884,200 / 884,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		COURT ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	275 BROADWAY LLC
Owner 2:	
Owner 3:	
Street 1:	438 MASS AVE
Street 2:	SUITE 127
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROBSON DAVID M -
Owner 2:	-
Street 1:	8 COURT ST PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,047 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1960, having primarily Brick Veneer Exterior and 2793 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	6047.000	484,300		399,900	884,200
Total Card	0.139	484,300		399,900	884,200
Total Parcel	0.139	484,300		399,900	884,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.58 | /Parcel: 316.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	35599
GIS Ref	
GIS Ref	
Insp Date	10/04/18

!4282!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 051.0-0004-0008.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	459,100	0	6,047.	399,900	859,000	859,000	Year End Roll	12/18/2019
2019	111	FV	421,200	0	6,047.	399,900	821,100	821,100	Year End Roll	1/3/2019
2018	111	FV	421,200	0	6,047.	268,500	689,700	689,700	Year End Roll	12/20/2017
2017	111	FV	394,700	0	6,047.	257,100	651,800	651,800	Year End Roll	1/3/2017
2016	111	FV	394,700	0	6,047.	234,200	628,900	628,900	Year End	1/4/2016
2015	111	FV	355,000	0	6,047.	188,500	543,500	543,500	Year End Roll	12/11/2014
2014	111	FV	355,000	0	6,047.	168,500	523,500	523,500	Year End Roll	12/16/2013
2013	111	FV	355,000	0	6,047.	160,000	515,000	515,000		12/13/2012

PRINT

Date	Time
12/10/20	19:19:23

LAST REV

Date	Time
10/05/18	08:54:42
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4282

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBSON DAVID M	53886-569		11/23/2009		600,000	No	No		
NICKERSON RONAL	31940-486		10/19/2000		250,000	No	No		
	10218-593		2/14/1963			No	No		N

USER DEFINED

Prior Id # 1:	35599
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	PH	Patrick H
3/11/2009	Measured	197	PATRIOT
10/25/2000	Hearing N/C	201	PATRIOT
4/18/2000	Inspected	243	PATRIOT
1/5/2000	Measured	277	PATRIOT
10/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		6047		Sq. Ft.	Site		0	70.	0.94	11			Road Co	-5					399,938						399,900	

Total AC/HA: 0.13882 | Total SF/SM: 6047 | Parcel LUC: 111 Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 399,938 | Spl Credit | Total: 399,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	1 - 1 Story		
(Liv) Units:	4	Total:	4
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	1.05070305
Adj $ / SQ:	198.583
Other Features:	190000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	701949
Depreciation:	217604
Depreciated Total:	484345

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 4		Baths: 4					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

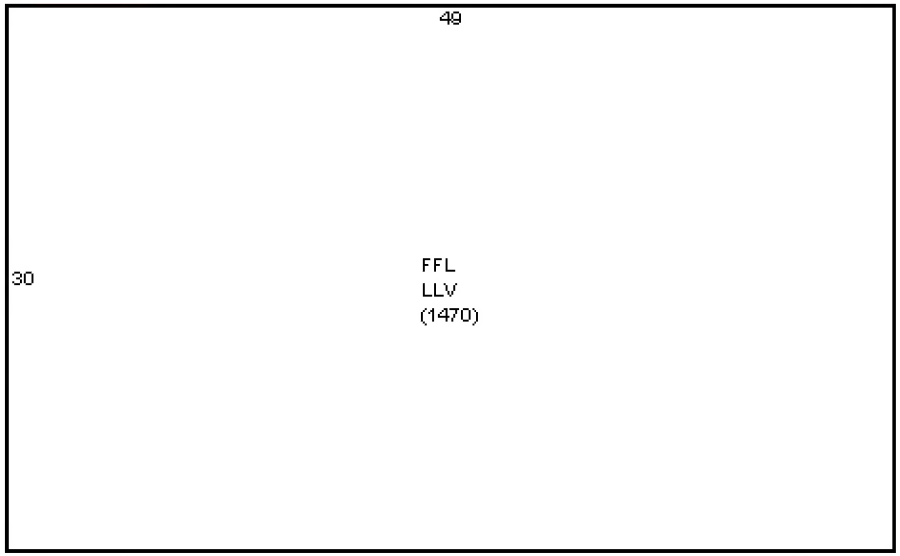
No Unit	RMS	BRS	FL
4	3	1	
Totals			
4	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	198.58
Special Features:	0	Val/Su Net:	164.73
Final Total:	484300	Val/Su SzAd	329.46

SKETCH



5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,470	198.580	291,917
LLV	Lower Level	1,470	149.680	220,032

Net Sketched Area:	2,940		Total:	511,949	
Size Ad	1470	Gross Are	2940	FinArea	2793

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 051.0-0004-0008.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2014	0.00	T	4	111						

More:	N	Total Yard Items:		Total Special Featues:		Total:	